

**CITY OF DEXTER
PLANNING COMMISSION
HYBRID IN-PERSON AND VIRTUAL MEETING
TUESDAY, SEPTEMBER 7, 2021**

I. CALL TO ORDER AND ROLL CALL

The Hybrid In-person and Virtual Meeting of the Planning Commission was called to order at 7:01 PM by Chairman Matt Kowalski with roll call.

Matt Kowalski	Thomas Phillips - AB	Jim Carty--arr 7:04 PM
Alison Heatley	Kyle Marsh	Karen Roberts
Chet Hill	Wa-Louisa Hubbard	Dustin Wise

Student Reps: Isabella Malek
Stuart Bovich

Also present-~~remotely~~: Michelle Aniol, Community Development Manager; Mike Auerbach, Assistant Planner; Megan Masson-Minock; and Carol Jones, Recording Secretary.

II. APPROVAL OF THE MINUTES

1. Virtual Regular Meeting Minutes – August 2, 2021.

Motion Wise; support Roberts to approve the minutes of the August 2, 2021 Virtual Regular Meeting as presented.

Unanimous voice vote approval with Commission Members ~~s~~ Phillips and Carty absent.

III. APPROVAL OF THE AGENDA

Motion Heatley; support Roberts to approve the agenda with the correction of the date in Item X to October 4, 2021 and the change in the Community Development Office report to a verbal report.

Unanimous voice vote approval with Commission Members Phillips absent.

IV. PUBLIC HEARING

None

V. PRE-ARRANGED CITIZEN PARTICIPATION

None

VI. REPORTS

A. Chairman Report – Matt Kowalski

It is good to finally be able to meet in person.

B. Planning Commissioners and Council Ex-Officio Reports

Commissioner Marsh announced that he is putting his application in to fill a spot of the Parks and Recreation Commission and would like to be considered as a crossover representative from Planning Commission.

Council Member Hubbard reported on the August 23, 2021 City Council meeting with the assist from Ms. Aniol as Ms. Hubbard was absent from the meeting.

C. Committee Reports

None

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol reported on the following:

- I have some news to report. I will be a grandmother of twin girls in February.
- Ms. Aniol introduced the new Student Representative – Isabella Malek who began the Student program on City Council when she was a freshman and Stuart Bovich who wanted to learn more about government after taking an AP Government course.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VIII. UNFINISHED BUSINESS

None

IX. NEW BUSINESS

A. Preparing for Plug-in Electric Vehicles – PowerPoint Presentation and discussion regarding preparing for Plug-in Electric Vehicles (PEVs).

Ms. Aniol presented the PowerPoint information on Plug-in Electric Vehicles based on a request from a downtown City business owner looking to install such a station on his premises. Terminology, environmental benefits, costs, ADA requirements, installation, and standards were areas of discussion.

Ms. Aniol asked Planning Commission as to what direction does the City want to go on this topic and how does Planning Commission want to handle such a request? Chairman Kowalski provided information on what the City of Ann Arbor has in place. Ms. Masson-Minock discussed how PEVs could be regulated.

Discussion followed with thoughts on creating a policy for PEVs to be ready for usage in large residential developments. Also discussed was creating language that could make PEVs an accessory usage on properties.

This item will come back to Planning Commission in October with draft language and possibly move toward a public hearing on the topic.

- B. Zoning Ordinance Update from Sub-Committee: Review of 9th ZO Update Sub-Committee Meeting (September 7, 2021).

Ms. Masson-Minock reviewed the first in-person meeting for the Sub-Committee. At this meeting the group went over special land uses, combining drive-thru regulations together, applying form based code structure where applicable, and grouping the ordinances by categories versus alphabetical uses. She also gave a preview of the next month's meeting which will focus on signs, landscape and parking.

Ms. Masson-Minock reminded Planning Commission about the September 20, 2021 combined meeting with City Council and ZBA.

X. PROPOSED BUSINESS FOR MONDAY, OCTOBER 4, 2021:

- A. Zoning Ordinance Sub-Committee – Review of 10th Meeting
- B. Draft Text Amendment to Zoning Ordinance regarding Plug-in Electric Vehicles
- C. Amendment to Approved Condominium Documents for Grandview Commons

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Hill; support Wise to adjourn at 9:02 PM.

Unanimous voice vote approval with Commissioner Phillips absent.

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing, as corrected: October 4, 2021